

SNAPSHOT of HOME Program Performance--As of 06/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Waco

State: TX

PJ's Total HOME Allocation Received: \$15,098,311

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*			
					Group	C	Overall	
				PJs in State: <div>37</div>				
<u>Program Progress:</u>								
% of Funds Committed	<div>91.02</div> %	<div>89.90</div> %	<div>16</div>	<div>92.82</div> %	<div>32</div>	<div>33</div>		
% of Funds Disbursed	<div>86.56</div> %	<div>80.44</div> %	<div>9</div>	<div>82.38</div> %	<div>56</div>	<div>59</div>		
Leveraging Ratio for Rental Activities	<div>6.47</div>	<div>3.97</div>	<div>1</div>	<div>4.55</div>	<div>100</div>	<div>100</div>		
% of Completed Rental Disbursements to All Rental Commitments***	<div>100.00</div> %	<div>86.84</div> %	<div>1</div>	<div>80.69</div> %	<div>100</div>	<div>100</div>		
% of Completed CHDO Disbursements to All CHDO Reservations***	<div>71.85</div> %	<div>59.30</div> %	<div>14</div>	<div>67.01</div> %	<div>47</div>	<div>50</div>		
<u>Low-Income Benefit:</u>								
% of 0-50% AMI Renters to All Renters	<div>100.00</div> %	<div>70.51</div> %	<div>1</div>	<div>79.23</div> %	<div>100</div>	<div>100</div>		
% of 0-30% AMI Renters to All Renters***	<div>97.96</div> %	<div>37.19</div> %	<div>1</div>	<div>44.47</div> %	<div>97</div>	<div>98</div>		
<u>Lease-Up:</u>								
% of Occupied Rental Units to All Completed Rental Units***	<div>97.96</div> %	<div>95.69</div> %	<div>24</div>	<div>93.93</div> %	<div>40</div>	<div>44</div>		
<u>Overall Ranking:</u>				In State:	<div>1</div> / <div>37</div>	Nationally:	<div>99</div>	<div>99</div>
<u>HOME Cost Per Unit and Number of Completed Units:</u>								
Rental Unit	<div>\$6,447</div>	<div>\$13,659</div>		<div>\$24,984</div>	<div>49</div> Units	<div>7.20</div> %		
Homebuyer Unit	<div>\$20,937</div>	<div>\$9,177</div>		<div>\$14,192</div>	<div>356</div> Units	<div>52.00</div> %		
Homeowner-Rehab Unit	<div>\$16,036</div>	<div>\$29,315</div>		<div>\$20,036</div>	<div>280</div> Units	<div>40.90</div> %		
TBRA Unit	<div>\$0</div>	<div>\$3,638</div>		<div>\$3,164</div>	<div>0</div> Units	<div>0.00</div> %		

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (292 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Waco TX

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$11,746	\$74,181	\$17,337
State:*	\$48,078	\$57,886	\$32,291
National:**	\$86,663	\$70,545	\$22,663

CHDO Operating Expenses:
(% of allocation)

PJ: 2.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.78

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	6.1	21.3	18.6	0.0
Black/African American:	85.7	47.2	61.8	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.6	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.3	0.4	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.0	0.0	0.0	0.0
Asian/Pacific Islander:	0.0	0.0	0.4	0.0

ETHNICITY:

Hispanic	8.2	30.6	18.9	0.0
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HOUSEHOLD SIZE:

1 Person:	0.0	15.4	46.4	0.0
2 Persons:	0.0	18.5	29.6	0.0
3 Persons:	26.5	27.0	10.7	0.0
4 Persons:	32.7	19.7	8.2	0.0
5 Persons:	28.6	12.6	2.9	0.0
6 Persons:	10.2	5.9	1.8	0.0
7 Persons:	2.0	0.6	0.0	0.0
8 or more Persons:	0.0	0.3	0.4	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	0.0	17.7	18.2	0.0
Elderly:	0.0	3.7	69.3	0.0
Related/Single Parent:	75.5	41.6	3.6	0.0
Related/Two Parent:	6.1	31.5	6.1	0.0
Other:	18.4	5.6	2.9	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	73.5	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	26.5	

of Section 504 Compliant Units / Completed Units Since 2001 0

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM —
SNAPSHOT WORKSHEET - RED FLAG INDICATORS
 Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Waco State: TX Group Rank: 99
 (Percentile)
 State Rank: 1 / 37 PJs Overall Rank: 99
 (Percentile)
 Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 46.46%	71.85	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	100	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.25%	97.96	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.300	2.08	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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